



Photo by Ms. Laura Hunt

Under the scope

Staff Sgt. Joseph Noya, 49th Medical Group Laboratory Element, determines the white blood cell count in a blood sample. The lab was accredited by the Commission on Laboratory Accreditation of the College of American Pathologists after a recent on-site inspection. Inspectors examine the lab's records and quality control, the staff's qualifications, lab equipment, facilities, safety program and overall management. The inspection program is designed to ensure the lab's patients receive the highest standard of care.

Housing Privatization: What's ahead for Holloman?

by Joe Lippis

*Housing privatization
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Several Air Force and Department of Defense installations nationwide are moving toward privatized housing. Soon, Holloman will take the same steps, and many Team Holloman members have questions about the changes.

Housing privatization was initiated because the shortage of quality affordable housing available to military service members and their families in local communities has reached a point where quality of life, and therefore retention and readiness, are at risk. Consequently, the Pentagon proposed, and Congress enacted, the Military Housing Privatization Initiative in the 1996 National Defense Authorization Act. This law allows the military services to use private contractors to finance and

build housing depending on the needs of their individual community. The goal of the initiative is to drastically reduce the time required to provide military members with quality, affordable housing and replace the DoD's aging inventory of housing units.

Housing Privatization involves a real estate transaction to convey all of the military family housing at Holloman. The government will lease land and transfer existing housing units and other improvements to a private developer. The private developer will finance, plan, design and construct improvements. They will also own, operate and maintain the rental housing development and associated utility infrastructure.

Holloman will convey to a private developer, exact date still being finalized, a total of 1,413 military family housing

units, maintenance and other support facilities, and will lease the underlying land for 50 years. The developer will demolish approximately 970 units, construct 837 new units, and renovate 342 units. Construction and renovation activities must be completed within 10 years of the transaction closing. In addition the recently constructed 101 housing units will be conveyed as is.

To make the project financially feasible, Air Combat Command has recently grouped Holloman with Davis-Monthan Air Force Base, Ariz. into a single housing privatization slated for a future award.

Future articles will provide more information and feature additional topics of housing privatization interest.

For more information on housing privatization, call Mr. Joe Lippis at 572-0236.